

Document #4778

6/26/86

MEMORANDUM

June 26, 1986

TO: BOSTON REDEVELOPMENT AUTHORITY AND
STEPHEN COYLE, DIRECTOR

FROM: EDITH M. NETTER, ASSISTANT DIRECTOR FOR LAND USE
AND ENVIRONMENTAL POLICY
LINDA BOURQUE, DIRECTOR OF ZONING
JOSEPH WALLING, ZONING OFFICER

SUBJECT: BOARD OF APPEAL REFERRALS

Recommendations on forty-three zoning petitions have been prepared by Authority staff for transmittal to the Board of Appeal.

Categories

	<u>Approval</u>	<u>Denial</u>	<u>Recommendations</u>	
			<u>Denial w/o Prejudice</u>	<u>Deferral</u>
Residential conversions	11	3	1	3
New housing or rehabilitation	4	3		1
Residential (building expansions, subdivisions, etc.)	5	1		3
Parking; gas stations; repair garages	1			
Industrial; chemical storage				
Institutional				1
Commercial; office; business	4	2		
Hotels; restaurants				
Signs				

We recommend approval of twelve residential conversions:

- Z-8703. 203 Chestnut Avenue, Jamaica Plain. Two family dwelling.
- Z-8709. 517H-519R East Eighth Street, South Boston. Three family dwelling.
- Z-8744. 810 East Third Street, South Boston. Three family dwelling.
- Z-8755. 48 Birch Street, Roslindale. Two family dwelling.
- Z-8721. 2993 Washington Street, Jamaica Plain. Four apartments.
- Z-8787. 1144 Adams Street, Dorchester. Two family dwelling.
- Z-8803. 1911 Dorchester Avenue, Dorchester. Six apartments.
- Z-8817. 58 Fairmount Street, Dorchester. Three apartments.
- Z-8625/
8626. 255 Webster Street and 1-2 Webster Place, East Boston. Three apartments.
- Z-8711. 5 South Street, Jamaica Plain. One family dwelling.
- Z-8820. 15R Orange Street, Roslindale. One family dwelling.
- Z-8790. 548 Massachusetts Avenue, Boston. Five apartments.

We recommend approval of four new housing-rehabilitation referrals:

- Z-8710. 124 Beech Street, Roslindale. One family dwelling.
Z-8784/
8786. 23-27 Plainfield Street, Jamaica Plain. Three one family dwellings.
Z-8754. 46 Vershire Street, West Roxbury. One family dwelling.
Z-8717/
8720. 1-7 Pleasant Street, Charlestown. Ten apartments.

We recommend approval of five residential building expansions, subdivision referrals:

- Z-8743. 138 Mt. Vernon Street, West Roxbury. Sunroom addition.
Z-8769. 35 Greenbrook Road, Hyde Park. Rear addition.
Z-8700. 448 Shawmut Avenue, Boston. Dormer addition.
Z-8715. 2 Brigham Street, East Boston. Enclose roof dormer.
Z-8742. 149R Cottage Street, East Boston. Accessory garage.

We recommend approval of one parking referral:

- Z-8775. 41-49 India Street, Boston. Parking - 49 cars.

We recommend approval of four commercial, office business referrals:

- Z-8783. 85-93 Franklin Street, Boston. Greenhouse addition.
Z-8788. 153-157A Massachusetts Avenue, Boston. Addition.
Z-8698. 114-122 South Street, Boston. Addition.
Z-8820. 257 West Newton Street, Boston. Real estate offices.

We recommend denial of eight referrals:

- Z-8722/
8723. 5-11 Grouse Street, West Roxbury. Multiple violations.
Z-8756. 137-139A Dorchester Street, South Boston. Proposal inappropriate.
Z-8739. 414 West Broadway, South Boston. Proposal inappropriate.
Z-8699. 35 Granville Street, Dorchester. Occupancy inappropriate.
Z-8704. 298 Ashmont Street, Dorchester. Conversion excessive.

Z-8773. 389-389A West Broadway, South Boston. Undesirable addition.
Z-8702. 67 Webster Street, East Boston. Basement apartment.
Z-8705. 336-340 Chelsea Street, East Boston. Repair garage.

We recommend denial without prejudice of one referral:

- Z-8716. 180-190 Bunker Hill Street, Charlestown. Insufficient parking.

We recommend deferral of eight referrals:

- Z-8701. 33 Appleton Street, Boston. Review with community.
Z-8714. 134 Boston Street, Dorchester. Review with Authority.
Z-8724. 10 Prospect Circle, Hyde Park. Review with Authority.
Z-8752. 93 Waltham Street, Boston. Review with Authority.

- Z-8741. 111 Webster Street, East Boston. Review with Authority.
 Z-8708. 2222 Centre Street, West Roxbury. Present drainage plan to community.
 Z-8750/
 8751. 312-314 Shawmut Avenue, Boston. Review with community.
 Z-8844. 170A-170 I Street, South Boston. Further community input.

BOARD OF APPEAL REFERRALS

June 26, 1986

		<u>Hearing</u>	
1.	Z-8625-8626	7/8/86	Michael Wolff 255 Webster Street & 1-2 Webster Place, East Boston
2.	Z-8698	7/1/86	Lawrence Rosenblum & Jean Long 114-122 South Street, Boston
3.	Z-8699	7/1/86	Thomas P. Caulfield 35 Granville Street, Dorchester
4.	Z-8700	7/1/86	Gold Associates 448 Shawmut Avenue, Boston
5.	Z-8701	7/8/86	Middlesex Development 33 Appleton Street, Boston
6.	Z-8702	7/1/86	Thomas J. Peters 67 Webster Street, East Boston
7.	Z-8703	7/1/86	L. John Gilbert 203 Chestnut Hill Avenue, Jamaica Plain
8.	Z-8704	7/1/86	Peter J. Clemenzi 296 Ashmont Street, Dorchester
9.	Z-8705	7/1/86	John Curley 336 Chelsea Street, East Boston
10.	Z-8708	7/1/86	Deutches Altenheim, Inc. 2222 Centre Street, West Roxbury
11.	Z-8709	7/1/86	Linda T. Pollard 517H-519R East Eighth Street South Boston
12.	Z-8710	7/1/86	Carol Ann & John P. Gately, Jr. 124 Beech Street, West Roxbury
13.	Z-8711	7/1/86	Faulkner Hospital, Inc. 5 South Street, Jamaica Plain
14.	Z-8714	7/1/86	Richard P. Mienkowski 134 Boston Street, Dorchester
15.	Z-8715	7/1/86	E. Lloyd Eilbracht 2 Brigham Street, East Boston
16.	Z-8716	7/1/86	Patricia Heelen 180-190 Bunker Hill Street Charlestown

BOARD OF APPEAL REFERRALS

June 26, 1986

		<u>Hearing</u>	
17.	Z-8717-8720	7/8/86	9 Pleasant Street Trust 1-7 Pleasant Street, Charlestown
18.	Z-8721	7/8/86	Carl Johnson 2993 Washington Street, Jamaica Plain
19.	Z-8722-8723	7/8/86	Gerald Chambers & Richard Robillard 5-11 Grouse Street, West Roxbury
20.	Z-8724	7/8/86	John McAteer, Jr. 10 Prospect Circle, Hyde Park
21.	Z-8739	7/8/86	Jack Jang 414 West Broadway, South Boston
22.	Z-8741	7/8/86	109/111 Webster Realty Trust 111 Webster Street, East Boston
23.	Z-8742	7/8/86	Gennaro DiGenova 149R Cottage Street, East Boston
24.	Z-8743	7/8/86	Ann M. & Richard Aubin 138 Mt. Vernon Street West Roxbury
25.	Z-8744	7/8/86	George Hazerjian 810 East Third Street, South Boston
26.	Z-8746	7/1/86	Mario Nicosia 257 West Newton Street, Boston
27.	Z-8750-8751	7/8/86	Isabella Shawmut Trust 312-314A Shawmut Avenue, Boston
28.	Z-8752	7/8/86	Scott Andonian 93 Waltham Street, Boston
29.	Z-8754	7/15/86	Dennis Cronin 46 Vershire Street, West Roxbury
30.	Z-8755	7/15/86	Alex Stamboulis 48 Birch Street, Roslindale
31.	Z-8756	7/1/86	Golden Fleece Realty Trust 137-139 Dorchester Street, South Boston
32.	Z-8769	7/15/86	Albert Santilli 35 Greenbrook Road, Hyde Park
33.	Z-8773	7/1/86	Michael Kineavy 389-389A West Broadway South Boston

BOARD OF APPEAL REFERRALS

June 26, 1986

Hearing

- | | | | |
|-----|-------------|---------|--|
| 34. | Z-8775 | 7/15/86 | 64 Broad Street, Inc.
41-49 India Street, Boston |
| 35. | Z-8783 | 7/15/86 | A. W. Perry, Inc.
85-93 Franklin Street, Boston |
| 36. | Z-8784-8786 | 7/15/86 | Robert & Maureen Pierotti
23-27 Plainfield Street, Jamaica Plain |
| 37. | Z-8787 | 7/15/86 | Steven Henderson
1144 Adams Street, Dorchester |
| 38. | Z-8788 | 7/15/86 | 153-157A Massachusetts Avenue Trust
153-157A Massachusetts Avenue
Boston |
| 39. | Z-8790 | 7/15/86 | Frederick D. Valenzano
548 Massachusetts Avenue, Boston |
| 40. | Z-8803 | 7/15/86 | Bill & Paul Kelly
1911-1913 Dorchester Avenue, Dorchester |
| 41. | Z-8817 | 7/15/86 | Ross A. Mitchel
58 Fairmount Street, Dorchester |
| 42. | Z-8820 | 7/8/86 | Edward & Margaret Coan
15R Orange Street, Roslindale |
| 43. | Z-8844 | 7/1/86 | Robert Sances
170-170 I Street, South Boston |

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FROM: EDITH NETTER, ASSISTANT DIRECTOR FOR LAND USE AND
ENVIRONMENTAL POLICY
LINDA BOURQUE, DIRECTOR OF ZONING
JOSEPH WALLING, ZONING OFFICER

SUBJECT: BOARD OF APPEAL REFERRALS

Hearing: 7/8/86 Z-8625-8626
Michael Wolff
255 Webster Street &
1-2 Webster Place
East Boston

Site: 2½- and 3-Story structure

District(s): Apartment (H-1-40)

Purpose: Change occupancy to three-family dwellings;
subdivide.

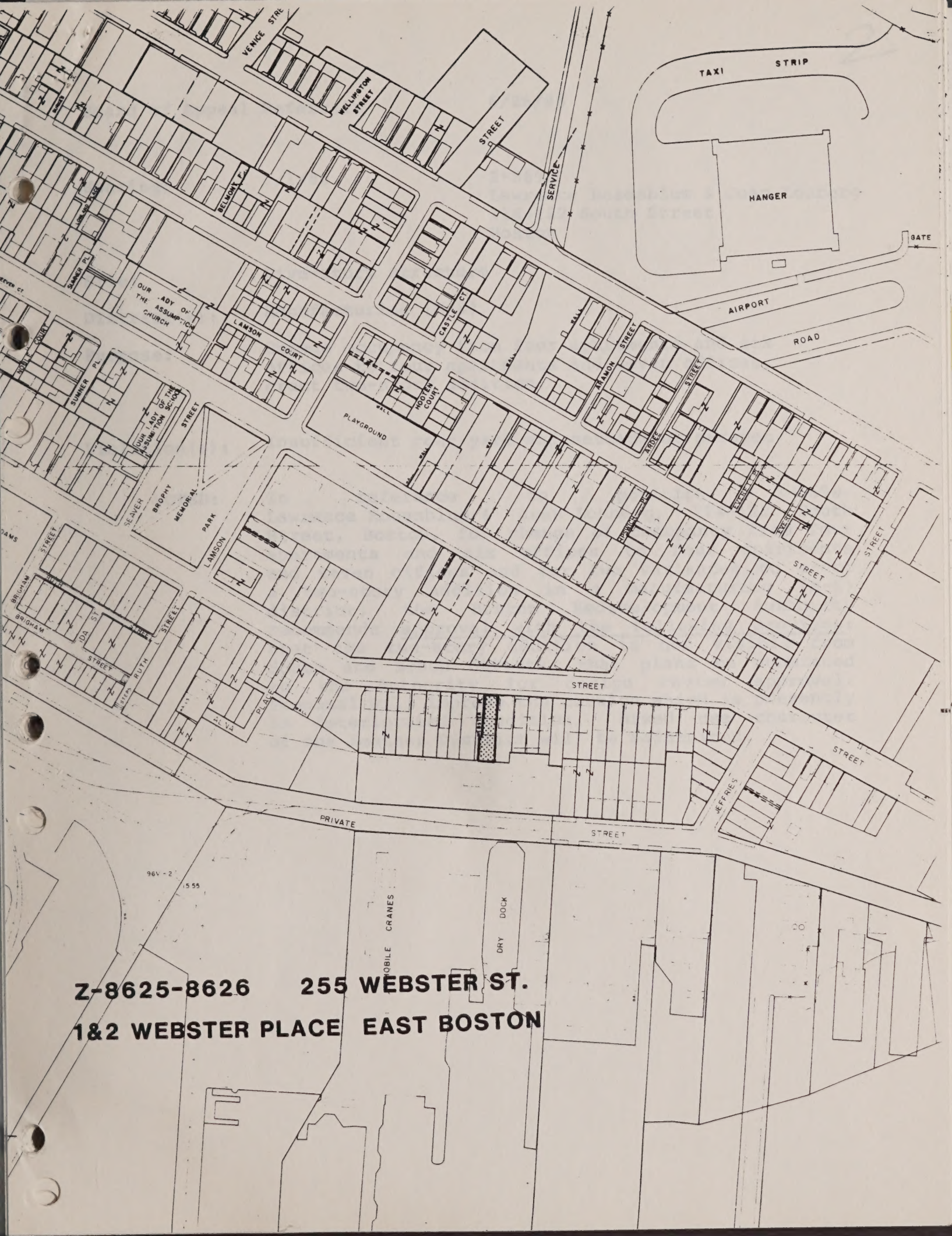
Violation(s):

Dwelling converted for more families is forbidden use.

Insufficient lot area and open space.

Excessive floor area ratio.

VOTED: In reference to petitions Z-8625-8626, Michael Wolff, 255 Webster Street and 1-2 Webster Place, East Boston, for two forbidden uses and eight variances for change of occupancy to three-family dwellings and subdivide in an apartment (H-1-40) district, the Boston Redevelopment Authority recommends approval of subdivision with proviso that maintenance of Webster Place be secured through deed restrictions for both parcels; approval of conversion at 255 Webster Street to three-family dwelling; this property was formerly occupied by a two-family dwelling and store; denial of conversion of 1-2 Webster Place. Concerns are infrastructure capacity, lack of open space, and off-street parking.



Z-8625-8626 255 WEBSTER ST.
1&2 WEBSTER PLACE EAST BOSTON

Board of Appeal Referrals

6/26/86

Hearing: 7/1/86 Z-8698
Lawrence Rosenblum & Jean Lonberg
114-122 South Street
Boston

Site: Five-story structure

District(s): Manufacturing (M-8)

Purpose: Change occupancy from four apartments and six
offices to four apartments and seven offices;
erect two-story addition.

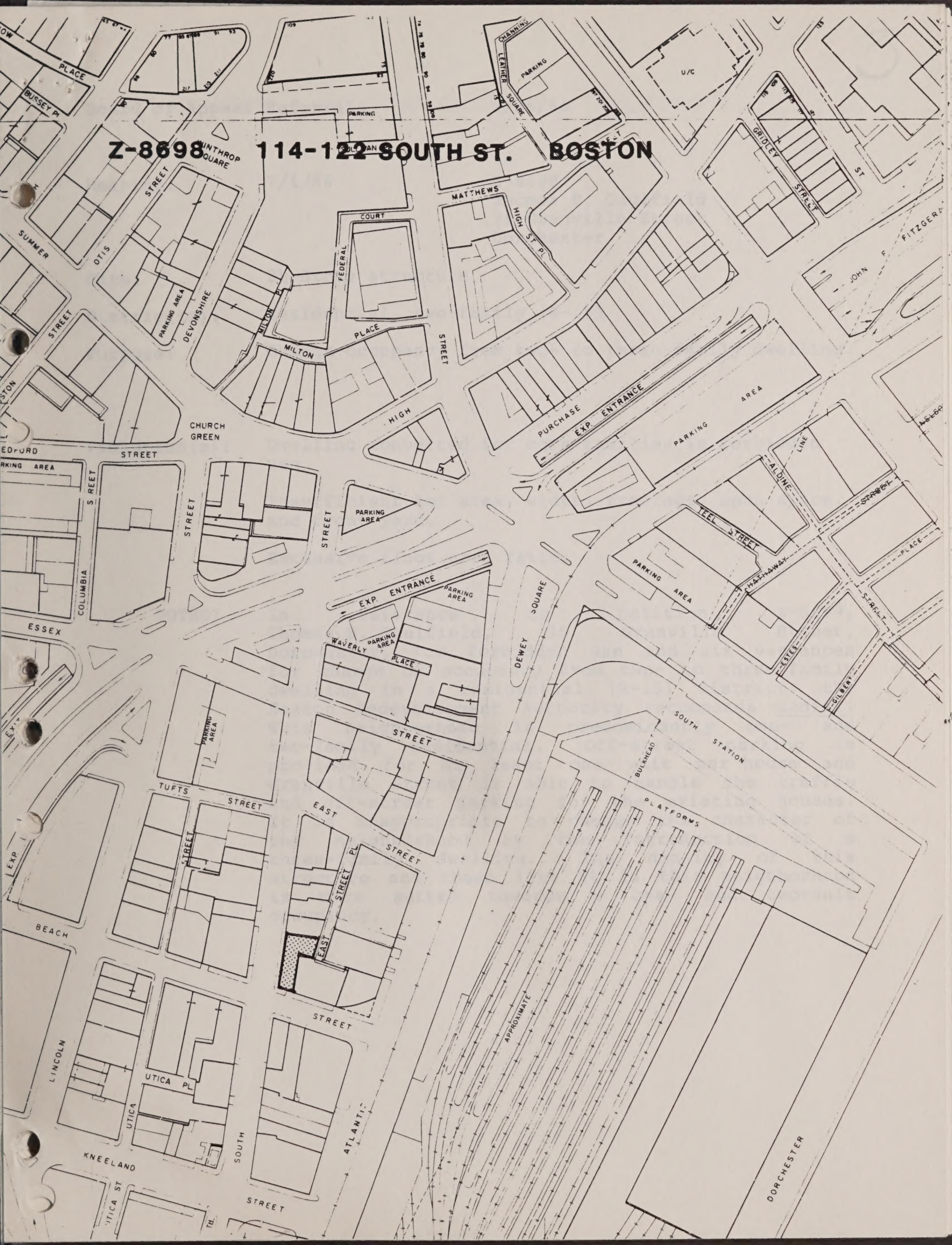
Violation(s): Insufficient rear yard and setback of parapet.

VOTED: In reference to petition Z-8698,
Lawrence Rosenblum & Jean Lonberg, 114-122 South
Street, Boston, for change of occupancy from four
apartments and six offices to four apartments
and seven offices and for two variances to erect
a two-story addition in a manufacturing (M-8)
district, the Boston Redevelopment Authority
recommends approval with the following provisos:
that the two-story addition is not visible from
South and Beech Streets; that plans be submitted
to the Authority for design review approval.
Proposal will improve the cornice which is presently
in deteriorated condition. Mixed use character
of the Leather District will be maintained.

Z-8698

114-122 SOUTH ST.

BOSTON



Board of Appeal Referrals

6/26/86

Hearing: 7/1/86 Z-8699
Thomas P. Caulfield
35 Granville Street
Dorchester

Site: 2½-Story structure

District(s): Residential, two-family (R-.5)

Purpose: Change occupancy from two- to three-family dwelling.

Violation(s): Dwelling converted for more families is forbidden use.

Insufficient lot area, width, frontage, open space, and front yard.

Excessive floor area ratio.

VOTED: In reference to petition Z-8699, Thomas P. Caulfield, 35 Granville Street, Dorchester, for forbidden use and six variances for change of occupancy from two- to three-family dwelling in a residential (R-.5) district, the Boston Redevelopment Authority recommends denial. This neighborhood is predominantly one- and two-family residential. Off-street parking is provided for at least one unit per house and Granville Street is able to handle the traffic and off-street parking for the existing houses. It is inappropriate to change the character of the neighborhood by the introduction of a three-family dwelling. The density of this structure and those like it in this neighborhood is more suited towards a one- and two-unit occupancy.

Z-8699

35 GRANVILLE ST.

DORCHESTER



Board of Appeal Referrals

6/26/86

4

Hearing: 7/1/86

Z-8700
Gold Associates
448 Shawmut Avenue
Boston

Site: 3½-Story vacant structure

District(s): Apartment (H-2)

Purpose: Erect dormer addition to apartment structure.

Violation(s): Restricted roof structure district.

VOTED: In reference to petition Z-8700, Gold Associates, 448 Shawmut Avenue, Boston, for conditional use to erect dormer addition to apartment structure in an apartment (H-2) district, the Boston Redevelopment Authority recommends approval with proviso that plans be submitted to the Authority for design review approval. Structure has been vacant for approximately five years and is undergoing rehabilitation. Appellant has met with the Authority, Landmarks Commission, and South End Historical Society.

Z-8700 448 SHAWMUT AVE. BOSTON



Board of Appeal Referrals

6/26/86

Hearing: 7/8/86

Z-8701
Middlesex Development
33 Appleton Street
Boston

Site: 2½-Story structure

District(s): Apartment (H-3)

Purpose: Erect deck additions to apartment structure.

Violation(s): Insufficient open space.

VOTED: In reference to petition Z-8701, Middlesex Development, 33 Appleton Street, Boston, for variance to erect deck additions to apartment structure in an apartment (H-3) district, the Boston Redevelopment Authority recommends deferral until appellant has reviewed stair and deck plans with the South End Historical Society and the Ellis Neighborhood Association.

Z-8701

33 APPLETON ST.

BOSTON



Board of Appeal Referrals

6/26/86

Hearing: 7/1/86 Z-8702
Thomas J. Peters
67 Webster Street
East Boston

Site: Three-story structure

District(s): Apartment (H-1)

Purpose: Change occupancy from three to four apartments.

Violation(s): Dwelling converted for more families is forbidden use.

Insufficient lot area and open space.

Excessive floor area ratio.

VOTED: In reference to petition Z-8702, Thomas J. Peters, 67 Webster Street, East Boston, for forbidden use and three variances for change of occupancy from three to four apartments in an apartment (H-1) district, the Boston Redevelopment Authority recommends denial. This addition is a basement unit and basement units in East Boston should be discouraged because of inadequate lighting and potential flooding. This is also a very dense neighborhood of three- and four-family structures. A basement unit is an inappropriate use for this structure and densely settled neighborhood.

Z-8702

67 WEBSTER ST.

EAST BOSTON



EAST BOSTON

PIER NO. 1

Board of Appeal Referrals

6/26/86

Hearing: 7/1/86

Z-8703
L. John Gilbert
203 Chestnut Avenue
Jamaica Plain

Site: 2½-Story structure

District(s): Residential, two-family (R-.5)

Purpose: Change occupancy from one- to two-family dwelling.

Violation(s): Dwelling converted for more families is forbidden use.

Insufficient lot area and off-street parking.

VOTED: In reference to petition Z-8703, L. John Gilbert, 203 Chestnut Avenue, Jamaica Plain, for forbidden use and two variances for change of occupancy from one- to two-family dwelling in a residential (R-.5) district, the Boston Redevelopment Authority recommends approval with proviso that required off-street parking be provided. Two-family dwelling is compatible with neighborhood character. Lincoln Park, a private way, must remain open for emergency vehicles.



Z-8703

203 CHESTNUT AVE.

JAMAICA PLAIN

Board of Appeal Referrals

6/26/86

8

Hearing: 7/1/86

Z-8704
Peter J. Clemenzi
296 Ashmont Street
Dorchester

Site: 2½-Story structure

District(s): Residential, two-family (R-.5)

Purpose: Change occupancy from one-family dwelling and
doctor's office to four apartments.

Violation(s): Dwelling converted for more families is forbidden
use.

Insufficient lot area, width, frontage, and off-street
parking.

Excessive building height.

VOTED: In reference to petition Z-8704, Peter J. Clemenzi,
298 Ashmont Street, Dorchester, for forbidden
use and five variances for change of occupancy
from one-family dwelling and doctor's office to
four apartments in a residential (R-.5) district,
the Boston Redevelopment Authority recommends
denial. Proposed four-unit dwelling in this
residential one- and two-family neighborhood is
inappropriate, excessive, and unprecedented.
Multiple violations do not justify approval of
this conversion.

Z-8704

298 ASHMONT ST.

DORCHESTER



Board of Appeal Referrals

6/26/86

Hearing: 7/1/86 Z-8705
John Curley
336-340 Chelsea Street
East Boston

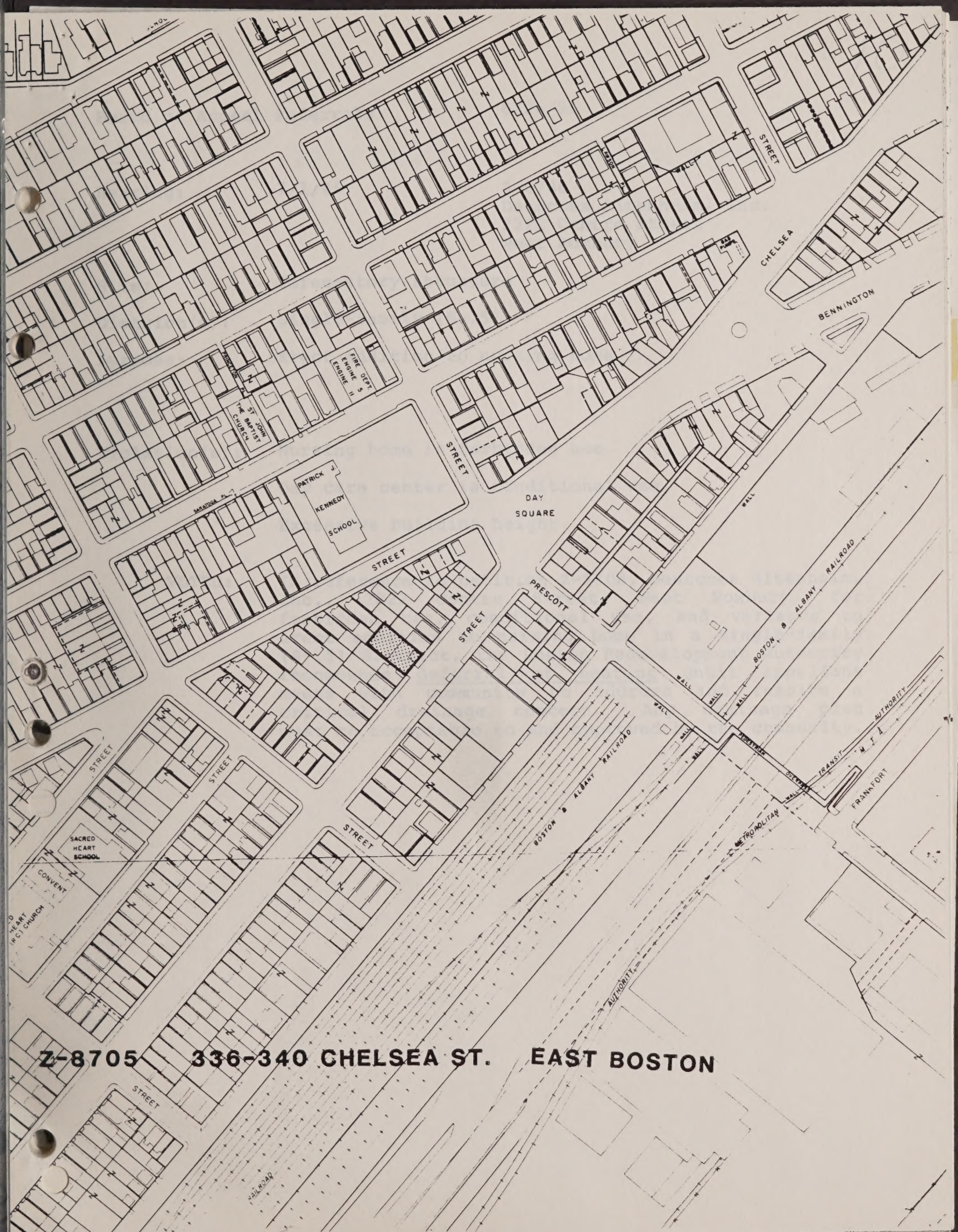
Site: One-story structure

District(s): Apartment (H-1)

Purpose: Legalize occupancy as auto repair garage.

Violation(s): At variance with previous Board of Appeal decision.

VOTED: In reference to petition Z-8705, John Curley, 336-340 Chelsea Street, East Boston, for variance to legalize occupancy as auto repair garage in an apartment (H-1) district, the Boston Redevelopment Authority recommends denial. Last year, the Authority recommended denial without prejudice of a similar petition and Board of Appeal concurred. In 1948, the Board of Appeal granted a permit to erect a building to house three one and one-half ton delivery trucks with the proviso that the building be removed no later than June 1, 1953. The structure has been used as an auto repair garage since 1953. In 1983, the appellant purchased the property and in 1984 discovered that his facility was in violation of the Zoning Code and the proviso of 1948. The garage is in between two three-story dwellings, across the street from a large funeral home, and one block from the busy commercial area of Day Square. Strong neighborhood opposition was expressed at a community meeting in which appellant attempted to address residents' concerns: parking problems, noise, and customers waiting on the street



Z-8705 336-340 CHELSEA ST. EAST BOSTON

Board of Appeal Referrals

6/26/86

10

Hearing: 7/1/86 Z-8708
Deutches Altenheim, Inc.
2222 Centre Street
West Roxbury

Site: Three-story structure

District(s): Single-family (S-.5)

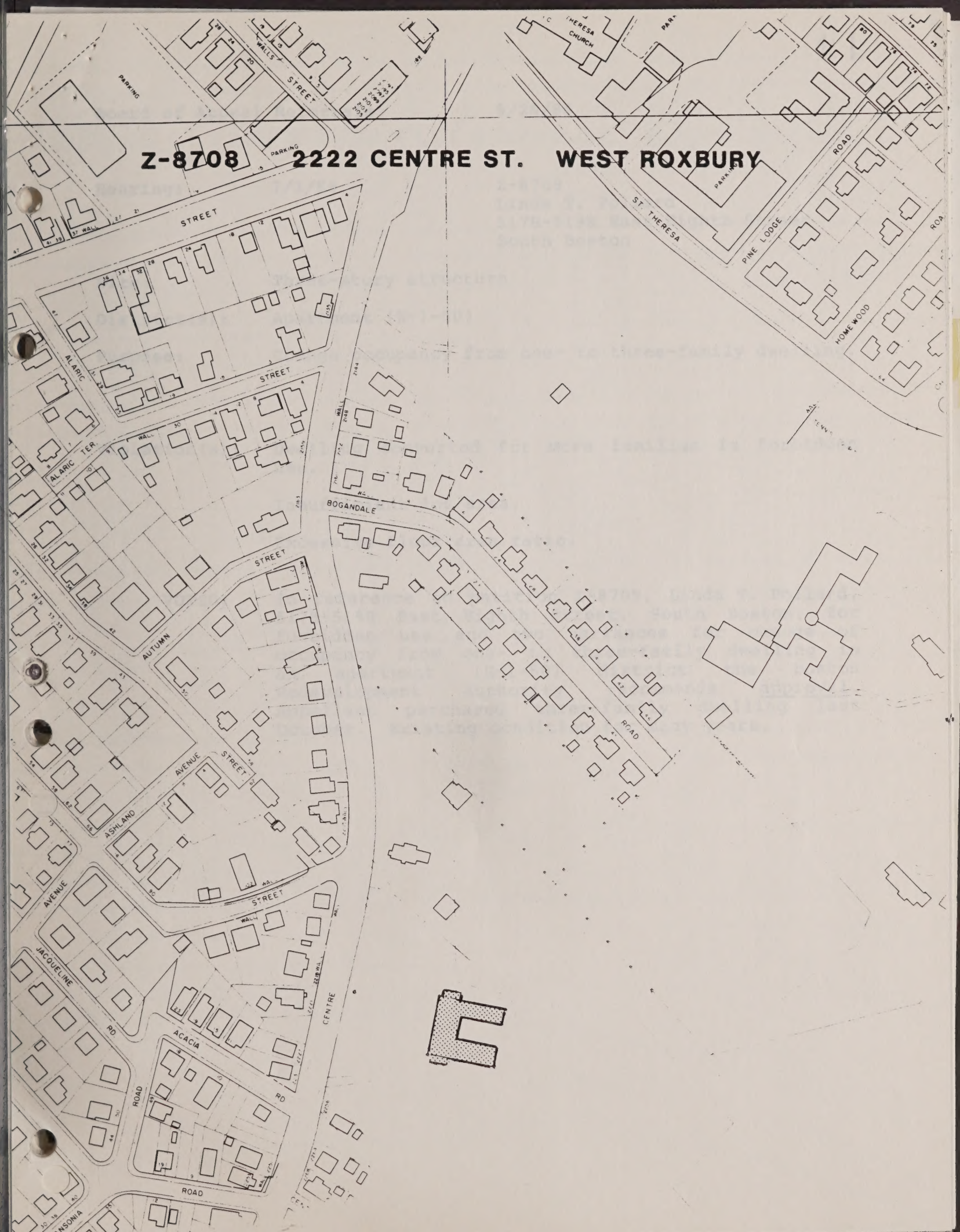
Purpose: Erect addition to nursing home.

Violation(s): Nursing home is forbidden use.
Day care center is conditional use.
Excessive building height.

VOTED: In reference to petition Z-8708, Deutches Altenheim, Inc., 2222 Centre Street, West Roxbury, for forbidden use, conditional use, and variance to erect addition to nursing home in a single-family (S-.5) district, the Boston Redevelopment Authority recommends deferral of hearing until appellant meets with community to address and resolve a critical drainage concern. Any drainage plan must be acceptable to and approved by the community.

Z-8708

2222 CENTRE ST. WEST ROXBURY



Board of Appeal Referrals

6/26/86

Hearing: 7/1/86

Z-8709

Linda T. Pollard

517H-519R East Eighth Street

South Boston

Site: Three-story structure

District(s): Apartment (H-1-50)

Purpose: Change occupancy from one- to three-family dwelling.

Violation(s): Dwelling converted for more families is forbidden use.

Insufficient lot area.

Excessive floor area ratio.

VOTED: In reference to petition Z-8709, Linda T. Pollard, 517H-519R East Eighth Street, South Boston, for forbidden use and two variances for change of occupancy from one- to three-family dwelling in an apartment (H-1-50) district the Boston Redevelopment Authority recommends approval. Appellant purchased three-family dwelling last October. Existing condition for many years.

NEW ENGLAND
TELEPHONE
COMPANY

Z-8709

517H & 519H EAST EIGHTH ST.

SOUTH BOSTON

FOURTH

STREET

EAST

FIFTH

STREET

EAST

SIXTH

STREET

EAST

SEVENTH

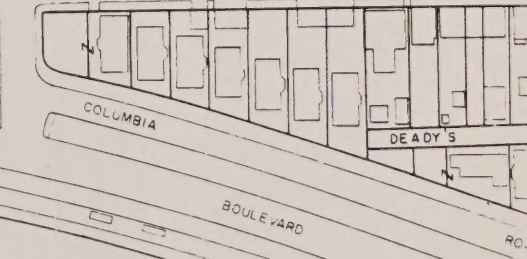
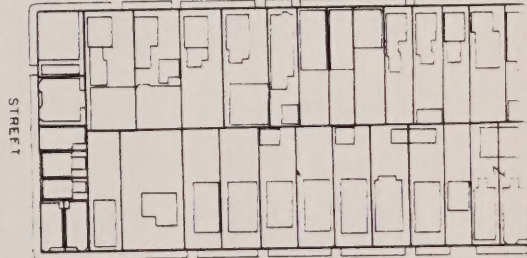
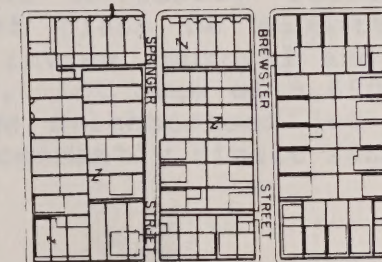
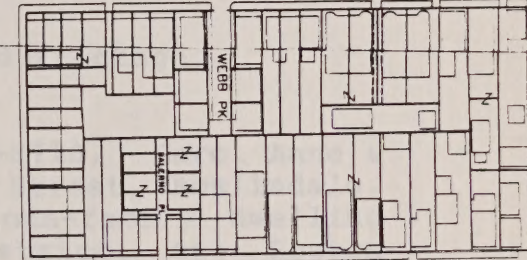
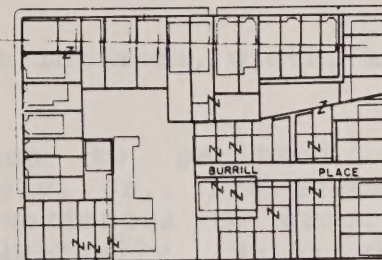
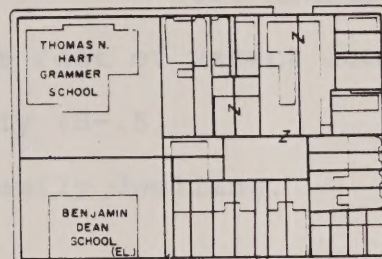
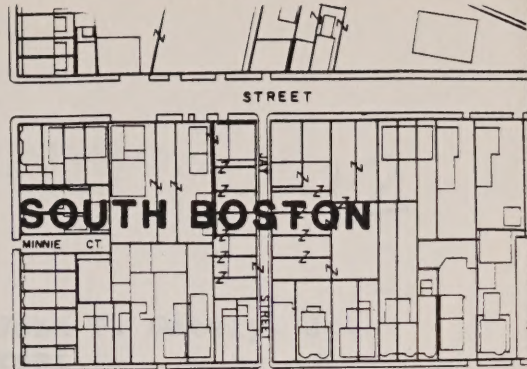
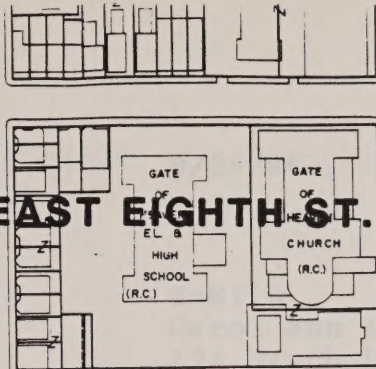
STREET

STREET

ROAD

MARINE

BEACH



Hearing: 7/1/86 Z-8710
Carol Ann & John P. Gately, Jr.
124 Beech Street
West Roxbury

Site: 5,690 Square feet of vacant land

District(s): Single-family (S-.5)

Purpose: Erect one-family dwelling.

Violation(s): Insufficient lot area, width, and frontage.

VOTED: In reference to petition Z-8710, Carol Anne & John P. Gately, Jr., 124 Beech Street, Roslindale, for three variances to erect one-family dwelling in a single-family (S-.5) district, the Boston Redevelopment Authority recommends approval with proviso that plans be submitted to the Authority for design review approval and that on-site parking is provided. Lot area of 5,690 square feet conforms with average neighborhood lot size of 5,700 square feet. Predominantly single-family neighborhood.

Z-8710

124 BEECH ST

ROSLINDALE



Board of Appeal Referrals

6/26/86

Hearing: 7/1/86 Z-8711
Faulkner Hospital, Inc.
5 South Street
Jamaica Plain

Site: 2½-Story structure

District(s): Residential, three-family (R-.8)

Purpose: Change occupancy from two-family to one-family dwelling and physician's office.

Violation(s): Physician's office is forbidden use.

VOTED: In reference to petition Z-8711, Faulkner Hospital, Inc., 5 South Street, Jamaica Plain, for forbidden use for change of occupancy from two-family to one-family dwelling and physician's office in a residential (R-.8) district, the Boston Redevelopment Authority recommends approval. This occupancy has existed approximately twenty years.



Z-8711

5 SOUTH ST.

JAMAICA PLAIN

CEMETARY

FIRST CHURCH OF JAMAICA PLAIN

SOLDIERS MONUMENT

MUNICIPAL BUILDING
BOSTON PUBLIC LIBRARY
JAMAICA PLAIN BRANCH

TENNIS COURT

STOREY

PLACE

PLAYGROUND

J. W. MURPHY

SAINT THOMAS SCHOOL

ST. THOMAS AQUINAS CH

SAINT THOMAS SCHOOL

CONVENT

BARDWELL

MERRITT ST

WOODMAN

BALLARD

CAROLINA

CHILD

MC BRIDE

VERONA

STREET

LEE

ALVESTON ST

ALVESTON

ROANOKE

AVENUE

ELM

W.A.

BROWN

STREET

CENTRE

THOMAS STREET

HAGAR

ELLIS HALL

STREET

STREET

SEDGWICK

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STREET

Board of Appeal Referrals

6/26/86

Hearing: 7/1/86

Z-8714
Richard P. Mienkowski
134 Boston Street
Dorchester

Site: 2,409 Square feet of land

District(s): Apartment (H-1-50)

Purpose: Erect two-unit apartment and office structure.

Violation(s): Agency office is forbidden use.

Insufficient lot area, width, frontage, front yard, corner traffic visibility, and off-street parking.

Excessive floor area ratio.

VOTED: In reference to petition Z-8714, Richard P. Mienkowski, 134 Boston Street, Dorchester, for forbidden use and nine variances to erect two-unit apartment and office structure in an apartment (H-1-50) district, the Boston Redevelopment Authority recommends deferral of hearing until appellant has reviewed plans with the Authority and addresses the following concerns: design, traffic visibility, unit size, off-street parking, and light and air to abutting properties.

Z-8714

134 BOSTON ST. DORCHESTER



Board of Appeal Referrals

6/26/86

Hearing: 7/1/86 Z-8715
E. Lloyd Eilbracht
2 Brigham Street
East Boston

Site: Three-story structure

District(s): Apartment (H-1-40)

Purpose: Enclose roof deck of three-family dwelling.

Violation(s): Excessive floor area ratio.
Insufficient rear yard.

VOTED: In reference to petition Z-8715, E. Lloyd Eilbracht, 2 Brigham Street, East Boston, for two variances to enclose roof deck of three-family dwelling in an apartment (H-1-40) district, the Boston Redevelopment Authority recommends approval with proviso that plans be submitted to the Authority for design review approval. Many structures in this neighborhood have roof decks. The proposal does not pose a detrimental impact upon the abutters. The structural layout of the roof deck is consistent with the format used on neighborhood homes. Design review is recommended to assure material cohesiveness with the surrounding homes. Appellant does not intend to increase the height or width of his existing structure.

2-8715 2 BRIGHAM ST, EAST BOSTON



Board of Appeal Referrals

6/26/86

Hearing: 7/1/86 Z-8716
Patricia Heelen
180-190 Bunker Hill Street
Charlestown

Site: 3½-Story structure

District(s): Local business (L-1)

Purpose: Change occupancy from four apartments, two stores, and restaurant to fourteen apartments and two stores.

Violation(s): Dwelling converted for more families is forbidden use.

Insufficient lot area, open space, and off-street parking.

Excessive floor area ratio and height of building.

VOTED: In reference to petition Z-8716, Patricia Heelen, 180-190 Bunker Hill Street, Charlestown, for five variances for change of occupancy from four apartments, two stores, and restaurant to fourteen apartments and two stores in a local business (L-1) district, the Boston Redevelopment Authority recommends denial without prejudice. This proposal involves a complete rehabilitation of the property in addition to new construction of nine units to return the building to its original size. The units will be a mix of mostly one-bedroom units with a few two-bedroom units. The appellant has a petition containing twelve signatures in support of the project. The building now covers the entire lot which prevents the developer from providing off-street parking facilities. Although this project is of benefit to the neighborhood as far as upgrading the existing structure and adding new rental housing, the addition of new units to the area without provision for parking may pose a severe problem. An adequate off-street parking plan for the project must be submitted.

Z-8716

180-190 BUNKER HILL ST.

CHARLESTOWN



Board of Appeal Referrals

6/26/86

Hearing: 7/8/86 Z-8717-8720
9 Pleasant Street Trust
1-7 Pleasant Street
Charlestown

Site: 7,681 Square feet of vacant land

District(s): General business (B-2)

Purpose: Erect four three-family dwellings.

Violation(s): Off-street parking not allowed within required front yard nor within five feet of side lot line.

Insufficient lot area, open space, front yard, corner traffic visibility, rear yard, and setback of parapet.

Excessive floor area ratio.

VOTED: In reference to petitions Z-8717-8720, 9 Pleasant Street Trust, 1-7 Pleasant Street, Charlestown, for twenty-nine variances to erect four three-family dwellings in a general business (B-2) district, the Boston Redevelopment Authority recommends approval with proviso that plans for ten condominium units be submitted to the Authority for design review approval. The petitioner, after meeting with the community, proposes to erect ten condominium units. There will be two structures, one facing Warren Street, housing four units, and the other facing Main Street, housing six units. Parking for ten cars is provided on site. The neighborhood is in favor of this proposal with only specific concern for the final exterior design detail. Density is appropriate. The project will incorporate existing neighborhood design.

Z-8717-8720 1-7 PLEASANT ST. CHARLESTOWN



Board of Appeal Referrals

6/26/86

Hearing: 7/8/86 Z-8721
Carl Johnson
2993 Washington Street
Jamaica Plain

Site: 2½-Story vacant row structure

District(s): Local business (L-.5)

Purpose: Change occupancy from three- to four-family dwelling.

Violation(s): Dwelling converted for more families is forbidden use.

Insufficient lot area.

Excessive floor area ratio.

VOTED: In reference to petition Z-8721, Carl Johnson, 2993 Washington Street, Jamaica Plain, for forbidden use and two variances for change of occupancy from three- to four-family dwelling in a local business (L-.5) district, the Boston Redevelopment Authority recommends approval with the following provisos: that the basement apartment comply with Inspectional Services Commissioner's Bulletin 85-1, September 25, 1985, with respect to basement apartments; that off-street parking be provided at rear of building; that plans be submitted to the Authority for design review approval.

JAMAICA PLAIN



Board of Appeal Referrals

6/26/86

Hearing: 7/8/86 Z-8722-8723
Gerald Chambers & Richard Robillard
5-11 Grouse Street
West Roxbury

Site: 10,000 Square feet of vacant land

District(s): Single-family (S-.5)

Purpose: Erect two two-family dwelling.

Violation(s): Two-family dwelling is forbidden use.

Insufficient lot area, width, frontage, front,
side, rear yards, and off-street parking.

VOTED: In reference to petitions Z-8722-8723,
Gerald Chambers & Richard Robillard, 5-11 Grouse
Street, West Roxbury, for fourteen variances to
erect two two-family dwellings in a single-family
(S-.5) district, the Boston Redevelopment Authority
recommends denial. Predominantly single-family
neighborhood. Multiple violations do not justify
two-family dwellings; one-family dwellings would
be appropriate.

Z-8722-8723

5-11 GROUSE ST. WEST ROXBURY



Board of Appeal Referrals

6/26/86

Hearing: 7/8/86 Z-8724
John McAteer, Jr.
10 Prospect Circle
Hyde Park

Site: One-story structure

District(s): Single-family (S-.3)

Purpose: Erect two shed dormer additions to one-family dwelling.

Violation(s): Excessive floor area ratio.
Insufficient side and rear yards.

VOTED: In reference to petition Z-8724, John McAteer, Jr., 10 Prospect Circle, Hyde Park, for three variances to erect two shed dormer additions to one-family dwelling in a single-family (S-.3) district, the Boston Redevelopment Authority recommends deferral of hearing until appellant reviews the extensive front and rear dormer additions with the Authority and abutters.

Z-8724

10 PROSPECT CIRCLE

HYDE PARK



Board of Appeal Referrals

6/26/86

Hearing: 7/8/86 Z-8739
Jack Jang
414 West Broadway
South Boston

Site: One-story structure

District(s): General business (B-2)

Purpose: Change occupancy from retail store to 16 apartments
and office; erect three-story addition.

Violation(s): Insufficient lot area, open space, front, rear
yards, corner traffic visibility, and off-street
parking.

Excessive floor area ratio.

VOTED: In reference to petition Z-8739, Jack Jang, 414 West
Broadway, South Boston, for nine variances for
change of occupancy from store to sixteen apartments
and offices and erect three-story addition in
a general business (B-2) district, the Boston
Redevelopment Authority recommends denial. This
proposal involves a three-story addition to the
existing single-story structure. The lot is located
on a corner next to a church with a pitched roof
and steeple, and a four-story row structure.
Although there is a height on both sides of
approximately 40-45', a four-story structure at
this site would dwarf the church building next
to it. The addition of sixteen new housing units
in this area without any provisions for parking
will add to an already critical parking situation.
This proposal is inappropriate for the site and
would cause negative impacts in the areas of parking
and street scape design that would outweigh the
positive impact of new housing units. South Boston
Citizen's Association is in opposition to this
proposal.

Z-8739

414 WEST BROADWAY

SOUTH BOSTON



Board of Appeal Referrals

6/26/86

Hearing: 7/8/86 Z-8741
109/111 Webster Realty Trust
111 Webster Street
East Boston

Site: One-story structure

District(s): Apartment (H-1-40)

Purpose: Erect twenty-unit apartment structure with one-level
nineteen-car underground garage.

Violation(s): Insufficient lot area, open space, side yard,
off-street parking, and parking design.

Excessive floor area ratio and building height.

VOTED: In reference to petition Z-8741, 109/111 Webster Realty Trust, 111 Webster Street, East Boston, for seven variances to erect twenty-unit apartment structure with one-level nineteen-car underground garage in an apartment (H-1-40) district, the Boston Redevelopment Authority recommends deferral of hearing. The appellant has met twice with the community and has expressed a desire to work with the Jefferies Point neighborhood to develop an amenable project. The community has many strong concerns about the scale of the development and access to the site. Because of these issues and the strong community opposition, it is necessary for the developers to meet further with the Jefferies Point neighborhood in an attempt to resolve neighborhood concern. In addition, a project of this scale (relative to the neighborhood) should be included within the planned East Boston Interim Planning Overlay District process. It is necessary to defer this project until such time that the developers and community can resolve, to the fullest extent possible, community issues and project review can occur during the Interim Planning Overlay District planning process.



Z-8741

109-111 WEBSTER ST. EAST BOSTON

Board of Appeal Referrals

6/26/86

Hearing: 7/8/86 Z-8742
Gennaro DiGenova
149R Cottage Street
East Boston

Site: Three-story structure

District(s): Apartment (H-1-40)

Purpose: Erect accessory one-car garage.

Violation(s): Insufficient front and rear yards.

VOTED: In reference to petition Z-8742, Gennaro DiGenova, 149R Cottage Street, East Boston, for two variances to erect accessory one-car garage in an apartment (H-1-40) district, the Boston Redevelopment Authority, recommends approval with the following provisos: that the structure be maintained for garage purposes only; that plans be submitted to the Authority for design review approval. Accessory one-car garage is in rear yard. No apparent impact on abutting properties.

Z-8742 149R COTTAGE ST. EAST BOSTON



Z-8742

149R COTTAGE ST. EAST BOSTON

Board of Appeal Referrals

6/26/86

Hearing: 7/8/86 Z-8743
Ann M. & Richard Aubin
138 Mt. Vernon Street
West Roxbury

Site: 2½-Story structure

District(s): Single-family (S-.3)

Purpose: Erect one-story rear addition to one-family dwelling.

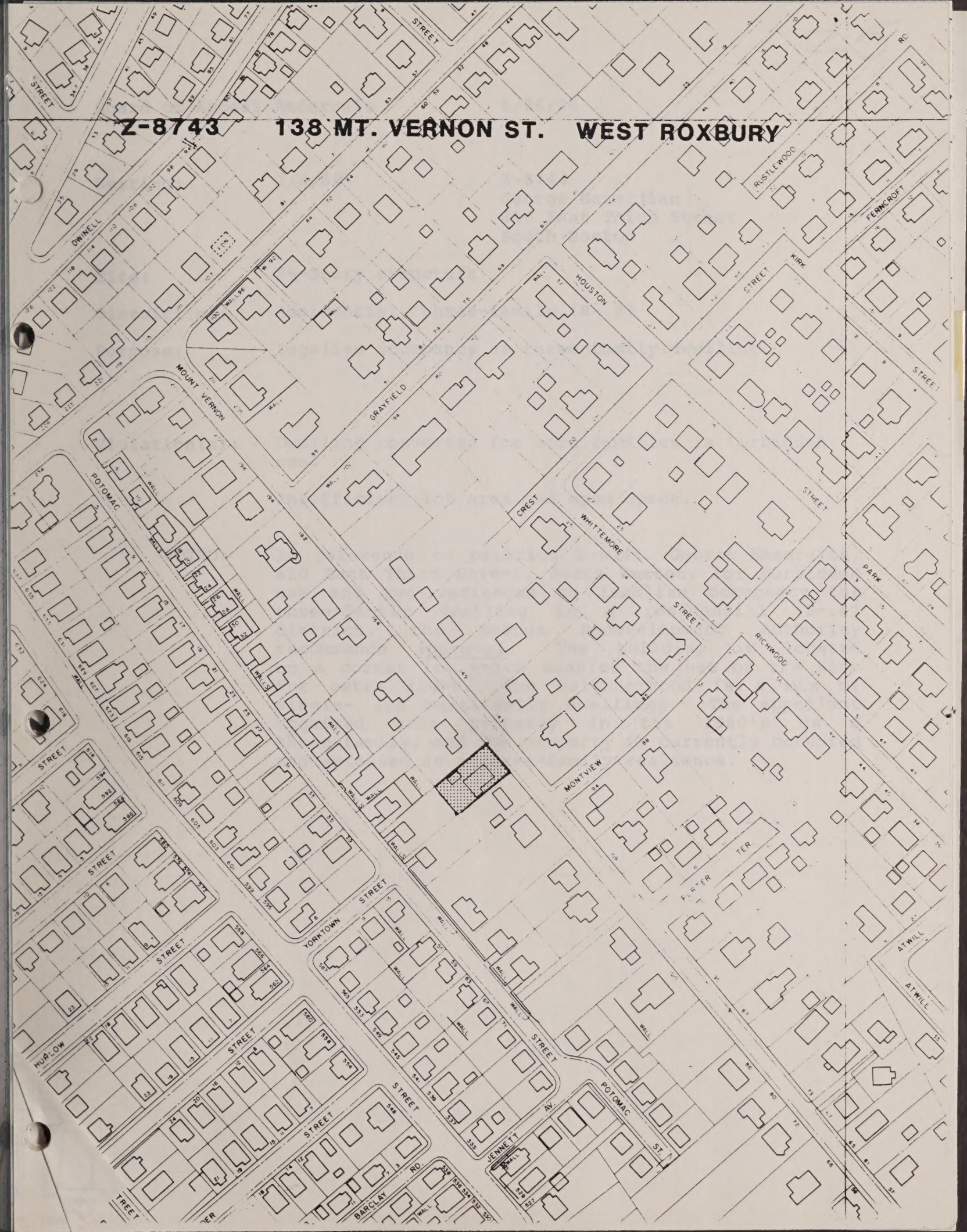
Violation(s): Insufficient rear yard.

VOTED: In reference to petition Z-8743, Ann M. & Richard Aubin, 138 Mt. Vernon Street, West Roxbury, for two variances to erect one-story rear addition to one-family dwelling in a single-family (S-.3) district, the Boston Redevelopment Authority recommends approval. Existing second-floor sunroom addition. Side yard violation minimal (1-2 feet); adequate rear yard (approximately 30 feet) remaining.

Z-8743

138 MT. VERNON ST.

WEST ROXBURY



Board of Appeal Referrals

6/26/86

Hearing: 7/8/86 Z-8744
George Hazerjian
810 East Third Street
South Boston

Site: 2½-Story structure

District(s): Residential, three-family (R-.8)

Purpose: Legalize occupancy as three-family dwelling.

Violation(s): Dwelling converted for more families is forbidden use.

Insufficient lot area and open space.

VOTED: In reference to petition Z-8744, George Hazerjian, 810 East Third Street, South Boston, for forbidden use and two variances to legalize occupancy for three-family dwelling in a residential (R-.8) district, the Boston Redevelopment Authority recommends approval. The building is located on a corner lot which enables the use of the side for extra light. The neighborhood is a mix of single- and multifamily dwellings. The appellant acquired this property in the 1960's as a three-family, and the property is currently occupied and assessed as a three-family residence.

AYGROUND

ACADIA STREET

CITY POINT COURT

10 HW-1
26.01

SECOND

STREET

EAST

EAST

NAZARETH
GRADE SCHOOL
(GRAM.)

GRACE CT.
THIRD

STREET

BROADWAY

CONVENT

NAZARETH
HIGH SCHOOL

ST. BRIGIDS
CHURCH
(R.C.)

STREET

ST. MATHEW
&
THE REDEEMER

NURSERY
SCHOOL

STREET

SWALLOW

STREET

BUTLAND

STREET

STREET

ROAD

Z-8744

810

EAST THIRD ST.

SOUTH BOSTON

STREET

Board of Appeal Referrals

6/26/86

Hearing: 7/1/86 Z-8746
Mario Nocosia
257 West Newton Street
Boston

Site: 3½-Story structure

District(s): Apartment (H-2-45)

Purpose: Change occupancy from two apartments and lodging house to real estate office.

Violation(s): Real estate office is forbidden use.

VOTED: In reference to petition Z-8746, Mario Nicosia, 257 West Newton Street, Boston, for forbidden use for change of occupancy from two apartments and lodging house to real estate office in an apartment (H-2-45) district, the Boston Redevelopment Authority recommends approval with the following proviso: that a memorandum of understanding between the appellant and St. Botolph Citizen's Committee be made part of the Board of Appeal decision. Existing use is compatible with the mixed residential-local business nature of the area.



2-8746

257 WEST NEWTON ST

BOSTON

Board of Appeal Referrals

6/26/86

Hearing: 7/8/86 Z-8750-8751
Isabella Shawmut Trust
312-314A Shawmut Avenue
Boston

Site: Six-story vacant structure

District(s): Apartment (H-3)

Purpose: Legalize occupancy as six apartments and store;
change occupancy from three-family dwelling and
two stores to six apartments and store.

Violation(s): Dwelling converted for more families is forbidden
use.

Excessive floor area ratio.

Insufficient open space.

VOTED: In reference to petitions Z-8750-8751, Isabella Shawmut Trust, 312-314A Shawmut Avenue, Boston, for two forbidden uses and four variances to legalize occupancy for six apartments and store and change of occupancy from three-family dwelling and two stores to six apartments and store in an apartment (H-3) district, the Boston Redevelopment Authority recommends deferral until the appellant reviews plans with Shawmut Avenue Neighborhood Association and Union Park Association. Appellant has met with South End Historical Society.

2-8750-8751

312-314 SHAWMUT AVE. BOSTON



Board of Appeal Referrals

6/26/86

Hearing: 7/8/86 Z-8752
Scott Andonian
93 Waltham Street
Boston

Site: Five-story structure

District(s): Apartment (H-3)

Purpose: Enlarge dormer and erect roofdeck.

Violation(s): Restricted roof structure district.

VOTED: In reference to petition Z-8752, Scott Andonian, 93 Waltham Street, Boston, for conditional use to enlarge dormer and erect roofdeck in an apartment (H-3) district, the Boston Redevelopment Authority recommends deferral of hearing until appellant reviews plans with South End Historical Society and Eight Streets Neighborhood Association.



Z-8752

93 WALTHAM ST. BOSTON

Board of Appeal Referrals

6/26/86

Hearing: 7/15/86 Z-8754
Dennis Cronin
46 Vershire Street
West Roxbury

Site: 4,000 Square feet of land

District(s): Single-family (S-.5)

Purpose: Erect one-family dwelling.

Violation(s): Parking not allowed within required front yard
nor within five feet of side lot line.

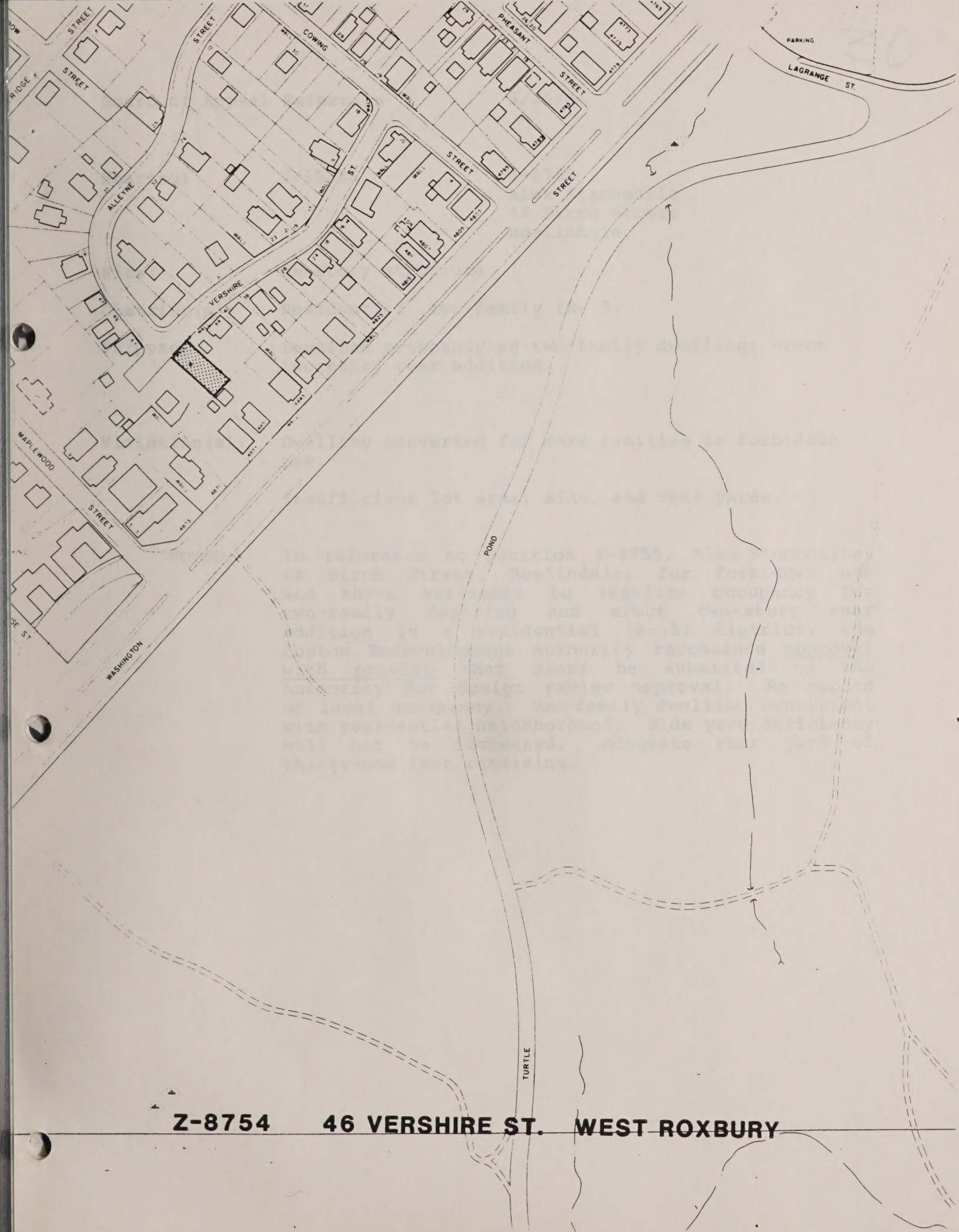
Insufficient lot area, width, frontage, front,
and side yards.

VOTED: In reference to petition Z-8754, Dennis Cronin,
46 Vershire Street, West Roxbury, for six variances
to erect one-family dwelling in a single-family
(S-.5) district, the Boston Redevelopment Authority
recommends approval with following proviso: that
plans with particular attention to relocation
of structure on the lot be submitted to the
Authority for design review approval. Relocation
of proposed structure should eliminate front yard
parking and be consistent with abutting properties.

Z-8754

46 VERSHIRE ST.

WEST ROXBURY



Z-8754

46 VERSHIRE ST.

WEST ROXBURY

Board of Appeal Referrals

6/26/86

Hearing: 7/15/86

Z-8755
Alex Stamboulis
48 Birch Street
Roslindale

Site: 2½-Story structure

District(s): Residential, two-family (R-.5)

Purpose: Legalize occupancy as two-family dwelling; erect two-story rear addition.

Violation(s): Dwelling converted for more families is forbidden use.

Insufficient lot area, side, and rear yards.

VOTED: In reference to petition Z-8755, Alex Stamboulis, 48 Birch Street, Roslindale, for forbidden use and three variances to legalize occupancy for two-family dwelling and erect two-story rear addition in a residential (R-.5) district, the Boston Redevelopment Authority recommends approval with proviso that plans be submitted to the Authority for design review approval. No record of legal occupancy. Two-family dwelling consistent with residential neighborhood. Side yard deficiency will not be increased. Adequate rear yard of thirty-one feet remaining.

Z-8755

48 BIRCH ST

ROSLINDALE



Board of Appeal Referrals

6/26/86

31

Hearing: 7/1/86 Z-8756
Golden Fleece Realty Trust
137-139A Dorchester Street
South Boston

Site: Three-story structure

District(s): Local business (L-1)

Purpose: Change occupancy from four apartments and private club to fourteen apartments.

Violation(s): Dwelling converted for more families is forbidden use.

Insufficient lot area, open space, and off-street parking.

Excessive floor area ratio.

VOTED: In reference to petition Z-8756, Golden Fleece Realty Trust, 137-139A Dorchester Street, South Boston, for forbidden use and four variances for change of occupancy from four apartments and private club to fourteen apartments in a local business (L-1) district, the Boston Redevelopment Authority recommends denial. This proposal would divide each existing unit of 1500 square feet in half and construct two new units in the rear at street level. The petitioner is proposing 14 units of approximately 750 square feet each with the provision of only 4 parking spaces in site. Property is across from the Marion Manor Nursing Home and two blocks down from the intersection of Broadway. The area and streets are heavily travelled and should not be expected to provide for this development's parking needs. The 14 apartments at this site is to dense a proposal. South Boston Citizen's Association is opposed.

Z-8756 137-139A DORCHESTER ST. SOUTH BOSTON



Z-8756

137-139A DORCHESTER ST. SOUTH BOSTON

Board of Appeal Referrals

6/26/86

Hearing: 7/15/86 Z-8769
Albert Santilli
35 Greenbrook Road
Hyde Park

Site: One-story structure

District(s): Single-family (S-.5)

Purpose: Erect one-story rear addition to one-family dwelling.

Violation(s): Insufficient side and rear yards.

VOTED: In reference to petition Z-8769, Albert Santilli, 35 Greenbrook Road, Hyde Park, for two variances to erect one-story addition to one-family dwelling in a single-family (S-.5) district, the Boston Redevelopment Authority recommends approval with proviso that plans be submitted to the Authority for design review approval. Family room addition for disabled person. Neighbors have no objections.

Z-8769 35 GREENBROOK RD. HYDE PARK

GEORGE

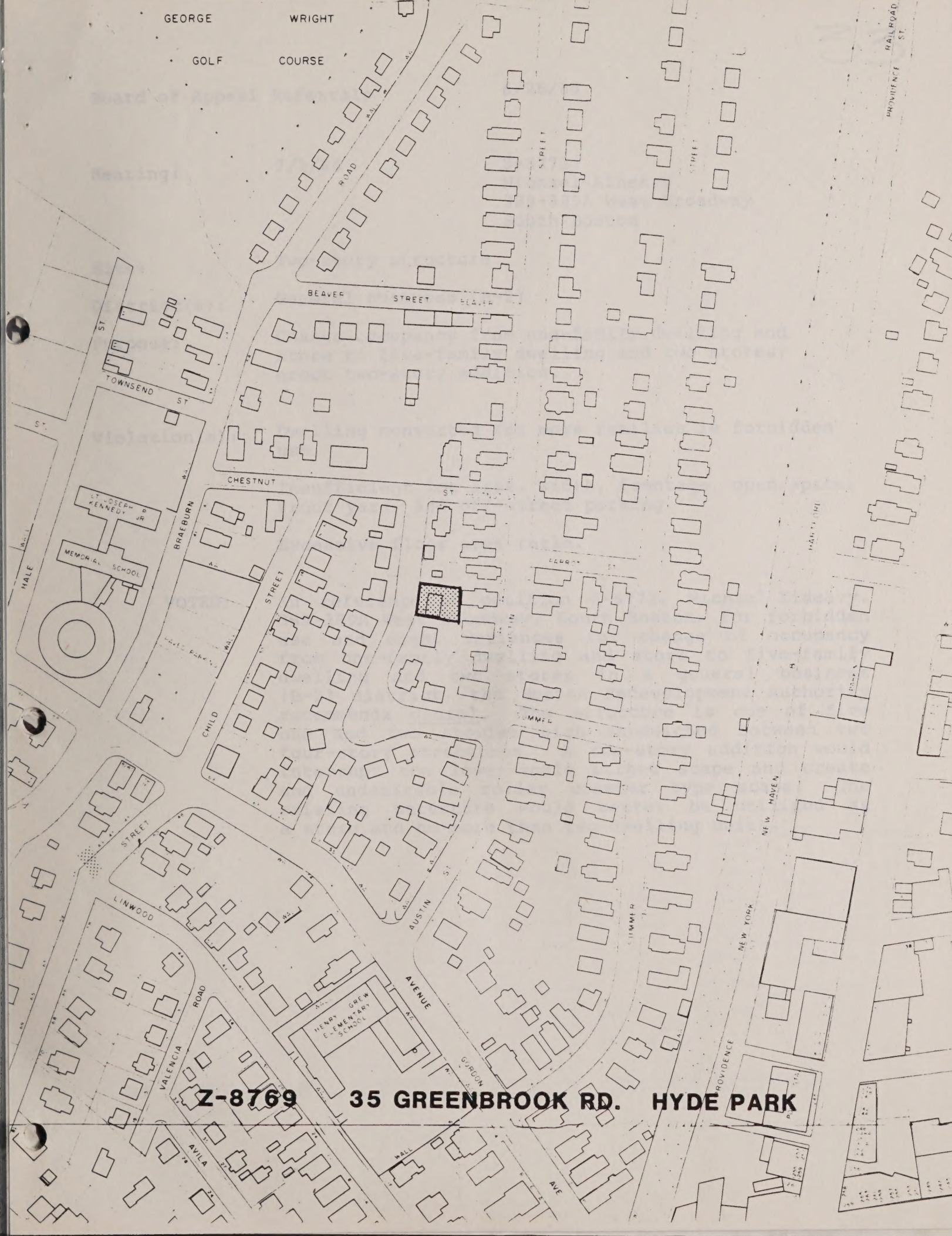
WRIGHT

GOLF

COURSE

Board of Appeal
Hearing

RAILROAD
ST
PROVIDENCE



Z-8769

35 GREENBROOK RD.

HYDE PARK

Board of Appeal Referrals

6/26/86

Hearing: 7/1/86 Z-8773
Michael Kineavy
389-389A West Broadway
South Boston

Site: Two-story structure

District(s): General business (B-2)

Purpose: Change occupancy from one-family dwelling and store to five-family dwelling and two stores; erect two-story addition.

Violation(s): Dwelling converted for more families is forbidden use.

Insufficient lot area, width, frontage, open space, front yard, and off-street parking.

Excessive floor area ratio.

VOTED: In reference to petition Z-8773, Michael Kineavy, 389-389A West Broadway, South Boston, for forbidden use and eight variances for change of occupancy from one-family dwelling and store to five-family dwelling and two stores in a general business (B-2) district, the Boston Redevelopment Authority recommends denial. The structure is one of five one and two stories high sandwiched between two four-story structures. A two-story addition would interrupt the lower-scale street scape and create and undesirable roller coaster type scape. The existing structure would better be utilized as a store and no more than two dwelling units.



BIGELOW
SCHOOL
(EL.)

ALBANIAN
ORTHODOX
CHURCH

U.S. PO
OFF BOSTON
STATION

FOURTH
PRESBYTERIAN
CHURCH

HEALTH
UNIT

BOYS' CLUB
SOUTH BOSTON

ST AUGUSTINE
CEMETARY

PATRICK F GAYN
JR HIGH
SCHOOL

AUGUSTINE
CHURCH

Z-8773

389-389A

WEST BROADWAY

SOUTH BOSTON

TELEGRAPH

STREET

TELEGRAPH
HILL

PARK

Board of Appeal Referrals

6/26/86

Hearing: 7/15/86 Z-8775
64 Broad Street, Inc.
41-49 India Street
Boston

Site: Vacant land

District(s): General business (B-10)

Purpose: Outdoor parking for fee for 49 cars.

Violation(s): Parking lot is conditional use.

VOTED: In reference to petition Z-8775, 64 Broad Street, Inc., 41-49 India Street, Boston, for conditional use to use premises for parking lot for fee for 49 cars in a general business (B-10) district, the Boston Redevelopment Authority recommends approval with the following provisos: that the use terminate at the end of two years; that spaces conform to Code requirement of 8½ x 20 feet. This is the site of the proposed 21 Custom House Street project currently under review by the Authority.



Z-8775 41-49 INDIA ST BOSTON

Board of Appeal Referrals

6/26/86

Hearing: 7/15/86

Z-8783

A. W. Perry, Inc.
85-93 Franklin Street
Boston

Site: 4½-Story structure

District(s): General business (B-10)

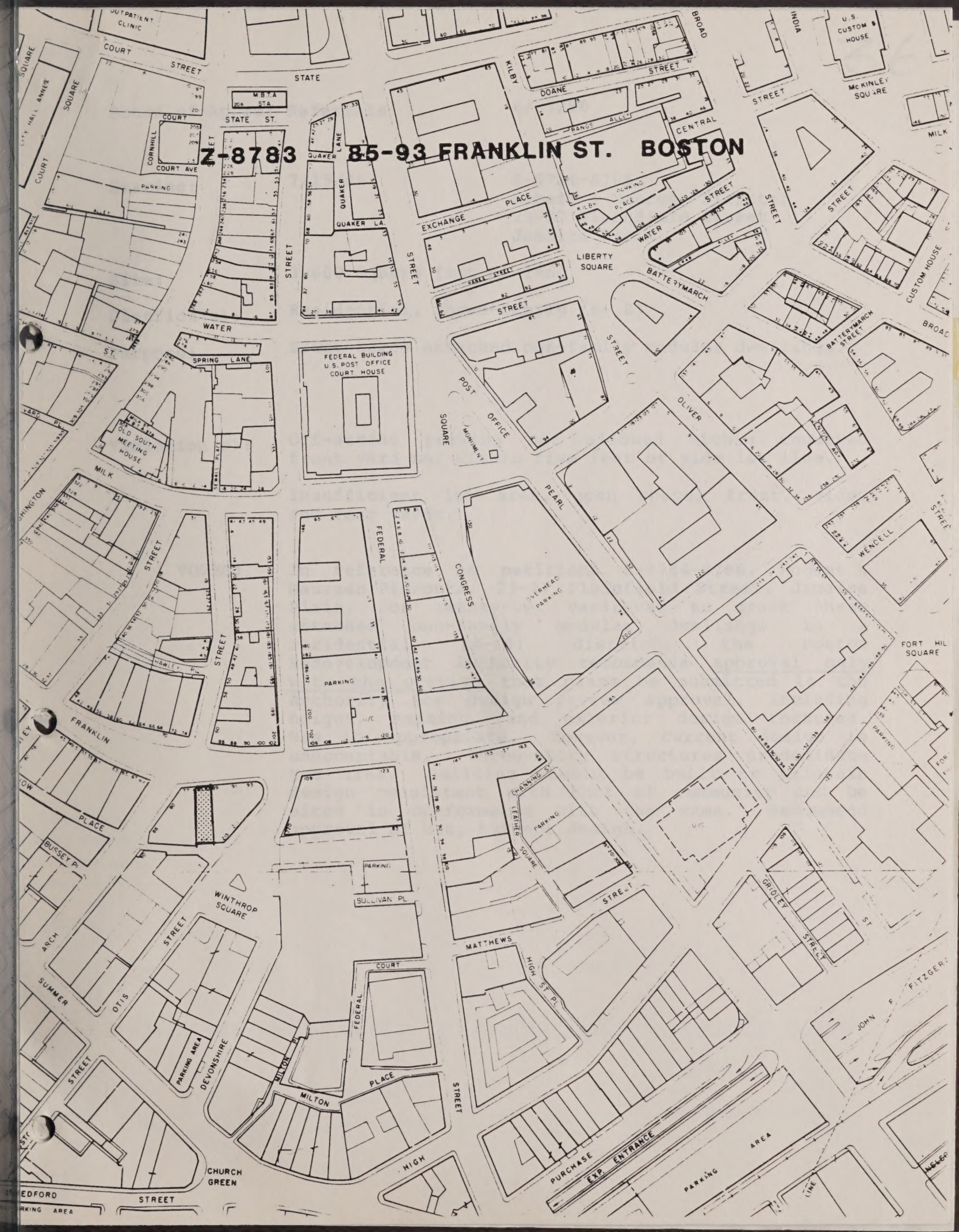
Purpose: Erect one-story greenhouse addition to office-retail structure.

Violation(s): Insufficient rear yards.

VOTED: In reference to petition Z-8783, A. W. Perry, Inc., 85-93 Franklin Street, Boston, for variance to erect one-story greenhouse addition to office-retail structure in a general business (B-10) district, the Boston Redevelopment Authority recommends approval. Project substantially improves former unpleasant alley with landscape, artwork, and active retail uses.

Z-8783

85-93 FRANKLIN ST. BOSTON



Board of Appeal Referrals

6/26/86

Hearing: 7/15/86 Z-8784-8786
Robert & Maureen Pierotti
23-27 Plainfield Street
Jamaica Plain

Site: 3,600 Square feet of land

District(s): Residential, three-family (R-.8)

Purpose: Erect three attached one-family modular dwellings.

Violation(s): Off-street parking not allowed within required front yard nor within five feet of side lot line.

Insufficient lot area, open space, front, side, and rear yards.

VOTED: In reference to petitions Z-8784-8786, Robert & Maureen Pierotti, 23-27 Plainfield Street, Jamaica Plain, for twenty-two variances to erect three attached one-family modular dwellings in a residential (R-.8) district, the Boston Redevelopment Authority recommends approval only with the proviso that plans be submitted to the Authority for design review approval, including height, massing, and exterior design features. Use is appropriate. However, current design is unacceptable. Three-story structures predominate the area. Building should be built to maintain design consistent with that of community and be sited in conformance with the same. Recommend approval of use, but not design.

Z-8784-8786 23-27 PLAINFIELD ST. JAMAICA PLAIN



NEW ENGLAND
SIGNAL
HOSPITAL

ARBORWAY TERMINAL PARKING

M. T. A.
OFFICE BUILDING

CITY OF
P.W.D.
BOSTON GARAGE

FRANKLIN

BRIDGE PATH
FOREST HILLS ENTRANCE DRIVE

Z-8784-8786

23-27

PLAINFIELD ST.

JAMAICA PLAIN

CIRCLE

MORTON STREET

PARKING

Board of Appeal Referrals

6/26/86

37

Hearing: 7/15/86 Z-8787
Stephen M. Henderson
1144 Adams Street
Dorchester

Site: 2½-Story structure

District(s): Residential, two-family (R-.5)

Purpose: Change occupancy from one- to two-family dwelling.

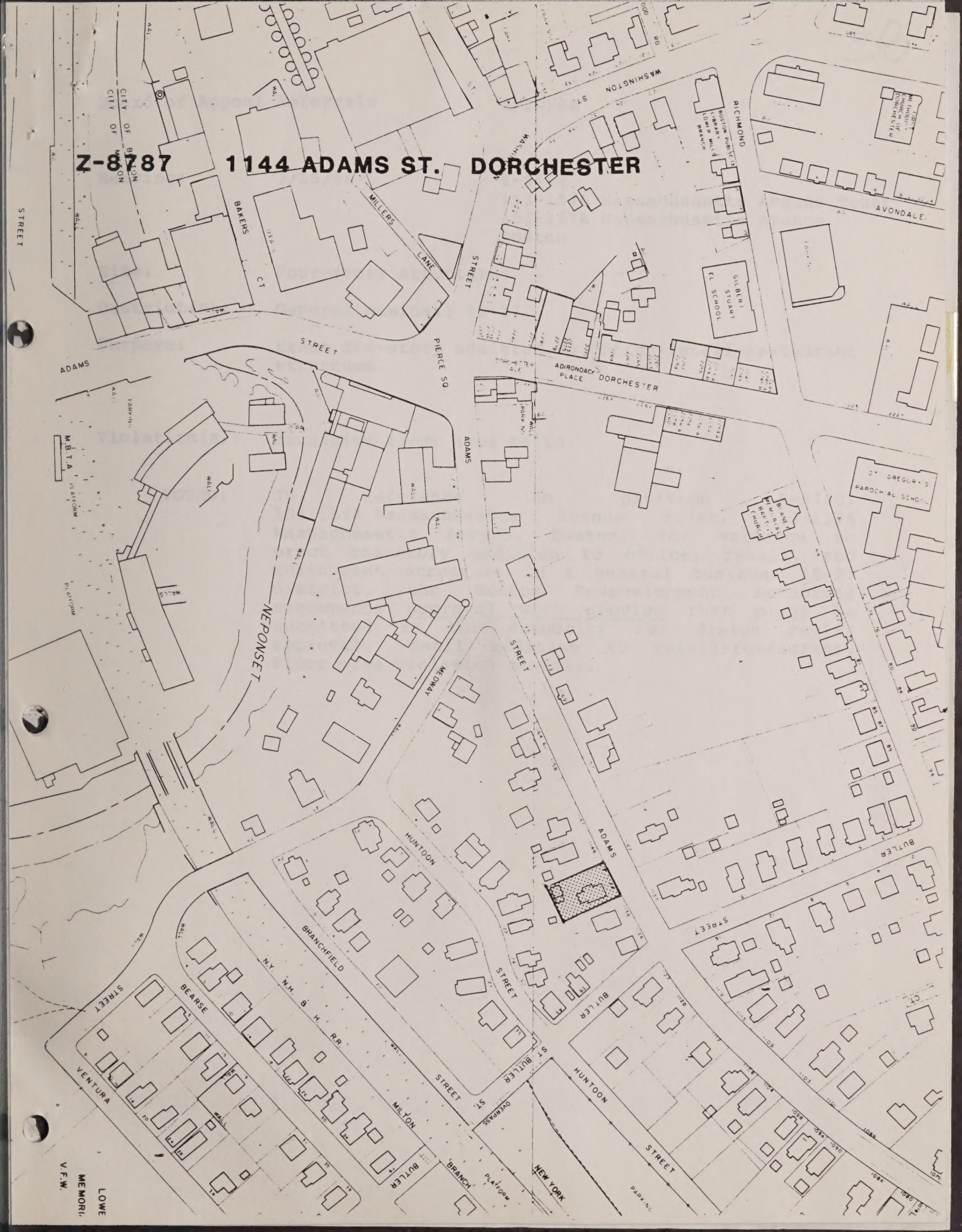
Violation(s): Dwelling converted for more families is conditional use.

Insufficient lot area.

VOTED: In reference to petition Z-8787, Stephen M. Henderson, 1144 Adams Street, Dorchester, for conditional use and variance for change of occupancy from one- to two-family dwelling in a residential (R-.5) district, the Boston Redevelopment Authority recommends approval. Existing condition compatible with residential neighborhood.

Z-8787

1144 ADAMS ST. DORCHESTER



LOWE
MEMORI
V.F.W.

38

Board of Appeal Referrals

6/26/86

Hearing: 7/15/86 Z-8788
153-157A Massachusetts Avenue Trust
153-157A Massachusetts Avenue
Boston

Site: Four-story structure

District(s): General business (B-2)

Purpose: Erect one-story addition to office-retail-restaurant structure.

Violation(s): Excessive floor area ratio.

VOTED: In reference to petition Z-8788, 153-157A Massachusetts Avenue Trust, 153-157A Massachusetts Avenue, Boston, for variance to erect one-story addition to office, retail, and restaurant structure in a general business (B-2) district, the Boston Redevelopment Authority recommends approval with proviso that plans be submitted to the Authority for design review approval. Small addition to retail-restaurant. Floor area violation minimal.

Z-8788 153-157A MASSACHUSETTS AVE. BOSTON



Z-8788

153-157A MASSACHUSETTS AVE. BOSTON

Board of Appeal Referrals

6/26/86

Hearing: 7/15/86 Z-8790
Frederick D. Valenzano
548 Massachusetts Avenue
Boston

Site: 3½-Story structure

District(s): Apartment (H-2)

Purpose: Change occupancy from four to five apartments.

Violation(s): Dwelling converted for more apartments is forbidden use.

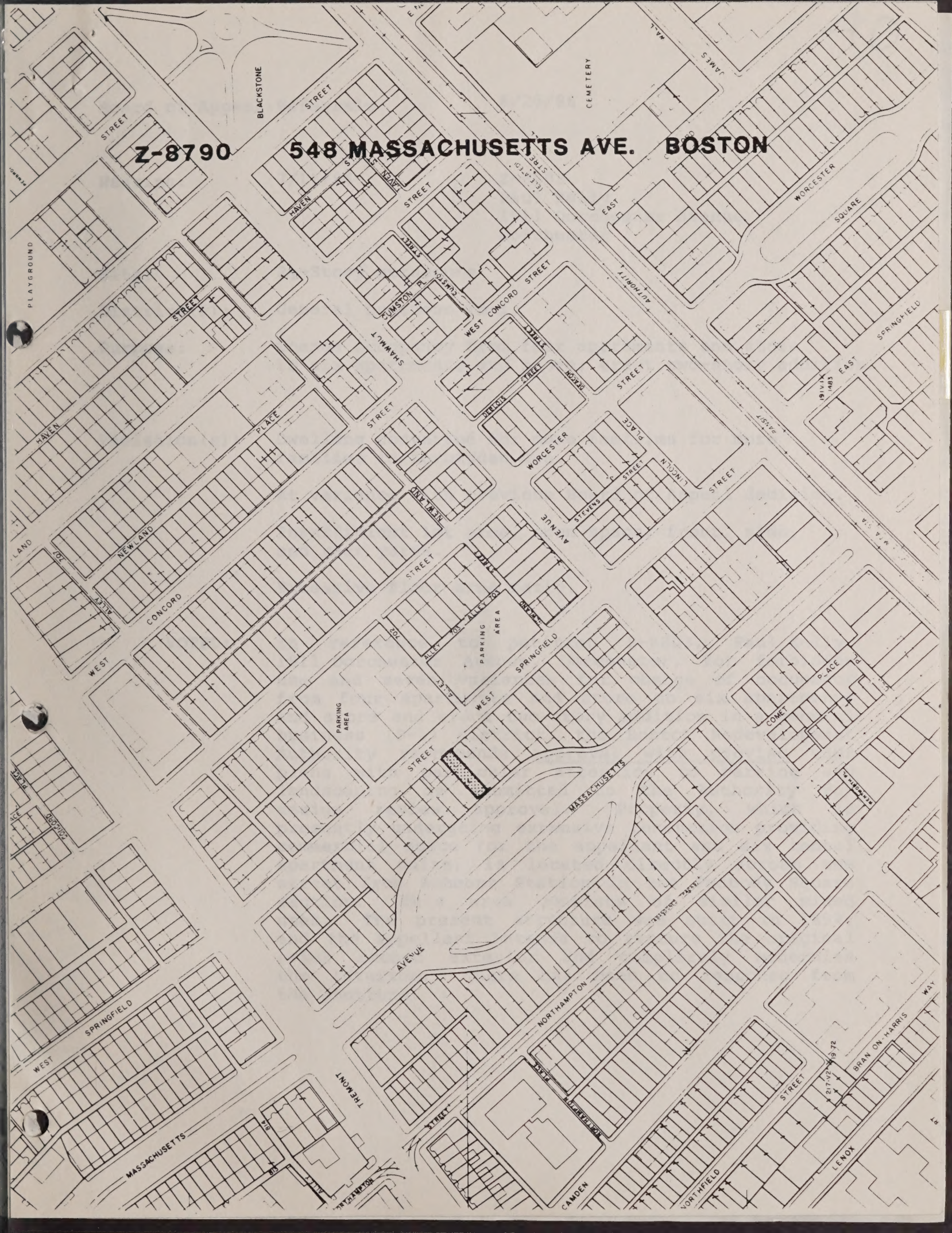
Excessive floor area ratio.

Insufficient open space.

VOTED: In reference to petition Z-8790, Frederick D. Valenzano, 548 Massachusetts Avenue, Boston, for forbidden use and two variances for change of occupancy from four to five apartments in an apartment (H-2) district, the Boston Redevelopment Authority recommends approval with the following provisos: that plans be submitted to the Authority for design review approval and that they be reviewed by the South End Historical Society.

Z-8790

548 MASSACHUSETTS AVE. BOSTON



Board of Appeal Referrals

6/26/86

Hearing: 7/15/86 Z-8803
Paul Kelly
1911 Dorchester Avenue
Dorchester

Site: 2½-Story structure

District(s): General business (B-1)

Purpose: Change occupancy from four apartments and store to six apartments and store; erect two-story addition.

Violation(s): Dwelling converted for more families for more families is forbidden use.

At variance with previous Board of Appeal decision.

Insufficient lot area, open space, front, side, and rear yards.

Excessive floor area ratio.

VOTED: In reference to petition Z-8803, Paul Kelly, 1911 Dorchester Avenue, Dorchester, for forbidden use and seven variances for change of occupancy from four apartments and store to six apartments and store and erect two-story addition in a general business (B-1) district, the Boston Redevelopment Authority recommends approval with proviso that plans with particular attention to parking and landscaping be submitted to the Authority for design review approval. Property, which is presently undergoing extensive renovation providing commercial space for the appellant and six rental apartment units, is located directly across the street from Ashmont Station in the Peabody Square section. This area consists of similar mixed uses. The present structure was built in 1894, and the appellant intends to restore the original brick arched exterior and completely modernize the interior. There has been no response from the abutters.

1911-1913

DORCHESTER AVE

DORCHESTER

Board of Appeal Referrals

6/26/86

Hearing:

7/15/86

Z-8817

Ross A. Mitchel
58 Fairmount Street
Dorchester

Site:

2½-Story structure

District(s):

Residential, two-family (R-.5)

Purpose:

Change occupancy from two- to three-family dwelling.

Violation(s):

Dwelling converted for more families is forbidden use.

Insufficient lot area, width, and front yard.

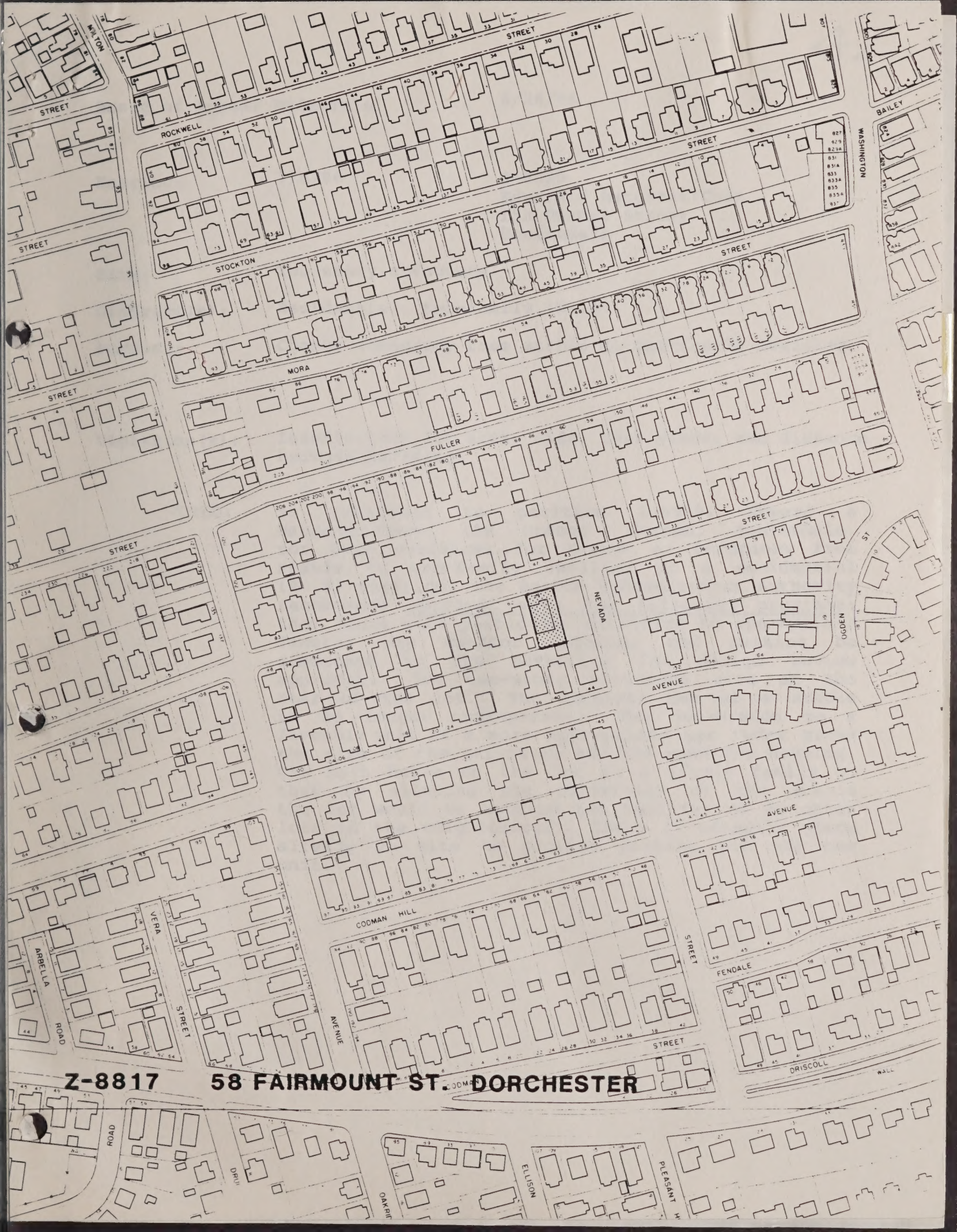
Excessive building height.

VOTED:

In reference to petition Z-8817, Ross A. Mitchel, 58 Fairmount Street, Dorchester, for forbidden use and four variances for change of occupancy from two to three apartments in a residential (R-.5) district, the Boston Redevelopment Authority recommends approval. Existing condition for approximately twenty years.

Z-8817

58 FAIRMOUNT ST. - DORCHESTER



Z-8817

58 FAIRMOUNT ST. DORCHESTER

Board of Appeal Referrals

6/26/86

Hearing: 7/8/86 Z-8820
Edward & Margaret Coan
15R Orange Street
Roslindale

Site: Two-story structure

District(s): Residential, two-family (R-.5)

Purpose: Change occupancy from stable to one-family dwelling.

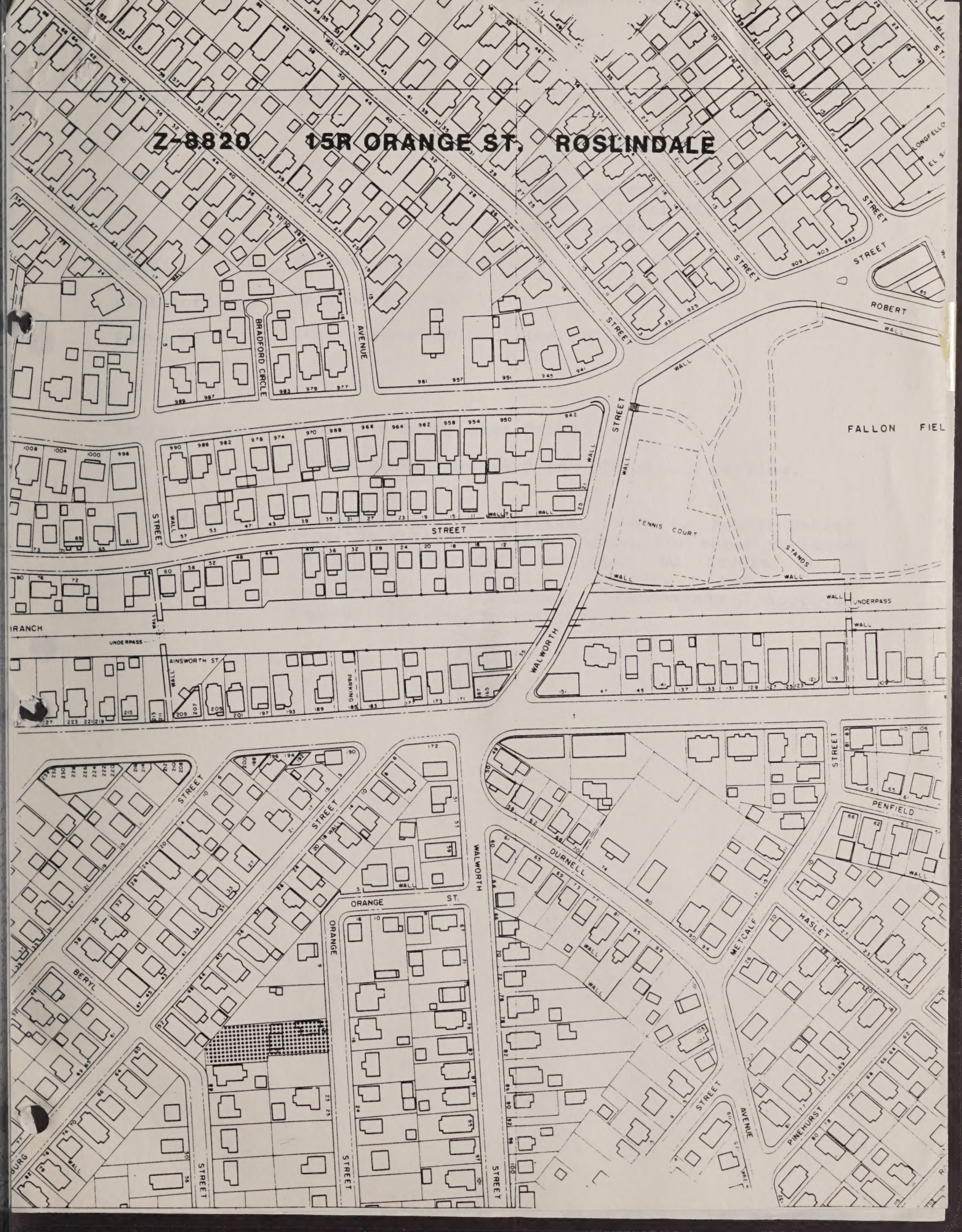
Violation(s): Insufficient lot area, side, rear yards, and distance between building.

VOTED: In reference to petition Z-8820, Edward & Margaret Coan, 15R Orange Street, Roslindale, for four variances for change of occupancy from stable to one-family dwelling in a residential (R-.5) district, the Boston Redevelopment Authority recommends approval with the following provisos: that plans with particular attention to appropriate fencing any outdoor lighting and parking be submitted to the Authority for design review approval. The two-story structure sits at the rear of the lot. The original use of a stable is no longer appropriate. The conversion to a liveable unit is a more appropriate use today given the size of the structure and the need for housing. The main house on the lot is a single family so that by allowing the conversion of the stable the lot would be housing two families as do other lots in the neighborhood. There is adequate space already on site to provide parking for the new unit.

Z-8820

15R ORANGE ST.

ROSLINDALE



Board of Appeal Referrals

6/26/86

Hearing: 7/1/86 Z-8844
Robert Sances
170A-170 I Street
South Boston

Site: 2½-Story structure

District(s): Apartment (H-1-50)

Purpose: Erect one-story addition to tavern.

Violation(s): Excessive floor area ratio.
Insufficient rear yard and off-street parking.

VOTED: In reference to petition Z-8844, Robert Sances, 170A-170 I Street, South Boston, for three variances to erect one-story addition to tavern in an apartment (H-1-50) district, the Boston Redevelopment Authority recommends approval. Support from direct abutters.